



# Metropolitan Nashville Planning Department

29 NOV '12 PM 3:33

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Nashville, TN 37201  
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## Specific Plan Application

SP Project No. 2013SP-005-001  
SP Name The Villages at Holt Road

Date Submitted: November 29, 2012

Type of SP Request ? ☒ Preliminary SP ☐ Preliminary & Final SP ☐ Final SP ☐ Amend SP

### Description of the SP:

Proposed development will include approximately 450 multi-family rental units,  
5,400 SF Restaurant, 3,000 SF Retail, 2,400 SF Sales Office, & 3,600 SF  
Workout Facility

Associated cases: ☐ PUD ☐ General Plan Amendment ☐ Subdivision ☐ Mandatory Referral

Map	Parcel(s) If portion, use "part of parcel...."	Current Zoning	# of Acres
181	94	AR2A / OV-AIR / OV-FLD	35.36+/-
181	92	AR2A / OV-AIR	2.7+/-
181	91	AR2A / OV-AIR	.91+/-

### Community Plan Consistency (to be completed by applicant):

Southeast (Subarea 12) - Residential Low-Medium Density, Rural, & Corridor General

Community Plan Name Land Use Policy (e.g. Neighborhood General, Corridor General, Community Center, Neighborhood Center)

### Application Fees

SP Type	Development Plan (Metro Council approval w/ MPC recommendation)	Final Site Plan (MPC approval only)	Description
General	\$1,400	\$1,100	New SP w/ final site plan required Change to an adopted SP plan requires Council approval
Minor	\$1,400	\$0	Auto-uses New SP, but no final site plan required Reuse existing building and increase by no more than 25% the square footage of all structures on the property Sign(s) not allowed by the Zoning Code sign standards Two-detached residential units on one lot
Housekeeping	\$700	\$0	Minor changes to an adopted SP plan Land use additions or deletions to adopted SP plan

**SP PRE-APPLICATION CONFERENCE.** While not required, a pre-application conference is strongly encouraged with the planning staff. Staff will provide feedback on your SP proposal; advise you on application submittal items, and review a projected review & approval schedule. Call 862-7190 to schedule a meeting.

**Applicant:** All communication by phone, fax, e-mail, or mail will be with the applicant. **If you are not the property owner,** and the owner(s) have not signed below, you will need to submit a letter, from the property owners(s) indicating you are acting as their agent. The letter needs to include map/parcel, existing zoning, & requested zoning.

☐ Architect ☐ Engineer ☐ Optionee ☒ Property Owner ☐ Purchaser of property ☐ Leasee  
☐ Other

**Property Owner's**

Name: \_\_\_\_\_  
Company Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ ☐ business ☐ home ☐ cell

Phone: \_\_\_\_\_ ☐ business ☐ home ☐ cell

Fax: \_\_\_\_\_ ☐ business ☐ home

E-mail: \_\_\_\_\_

**Property Owner's**

Name: \_\_\_\_\_  
Company Name: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ ☐ business ☐ home ☐ cell

Phone: \_\_\_\_\_ ☐ business ☐ home ☐ cell

Fax: \_\_\_\_\_ ☐ business ☐ home

E-mail: \_\_\_\_\_

**Property Owner's**

Signature: \_\_\_\_\_

**Property Owner's**

Signature(s): \_\_\_\_\_

**Applicant**

Name: Alan Thompson  
Company Name: Ragan-Smith-Associates, Inc.

Address: 315 Woodland Street

City: Nashville State: TN Zip: 37206

Phone: (615) 244-8591 ☒ business ☐ home ☐ cell

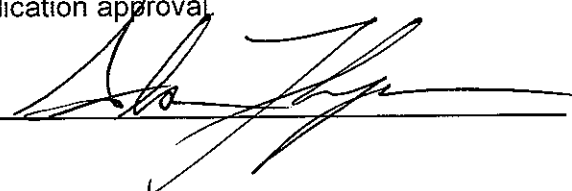
Phone: \_\_\_\_\_ ☐ business ☐ home ☐ cell

Fax: (615) 244-6739 ☒ business ☐ home

E-mail: athompson@ragansmith.com

I have reviewed this application and its associated SUBMITTAL CHECKLIST fully, and believe, I have complied with all the requested submittal items. I acknowledge that plans or documents missing any of the requested information may be deemed incomplete and not accepted for project review. Further, I understand that additional information or clarification may be requested during the review process or prior to application approval.

**Applicant**

Signature: 

Date: 11/29/12